

Preliminary Plat Application Narrative for:

Sienna Hills

scottsdale, arizona

LOCATION.

The 14-acre site is located at the southwest corner of Gail Road and 124th Street approximately ¼ mile north of Shea Boulevard. The site is currently vacant and surrounded by a variety of uses including:

- North McDowell Acres Subdivision [R1-43]
- East High School & Church
- South Vacant [R1-43]
- West Desert Hills Subdivision [R1-10]

The Sienna Hills property is currently zoned R1-43 ESL. The Scottsdale General Plan – Land Use Element indicates ½ to 2 units per acre for this area.

DEVELOPMENT PROPOSAL.

The applicant proposes a 12-lot custom home subdivision for the 14-acre site. This is consistent with the underlying R1-43 zoning and the current General Plan designation.

ENVIRONMENTAL CONDITIONS.

E.S.L.O. Landform.

Sienna Hills is located within the Upper Desert Landform of the Environmentally Sensitive Lands [ESL] district of Scottsdale. All NAOS requirements will be based on this landform condition as described within the ESL ordinance.

Topography & Slope.

The topography for this parcel is gently undulating as the site falls from the northeast to the southwest at an average slope of 3-5%. The site is bisected by a small wash that flows through the property in a southerly direction paralleling 124th Street.

A slope analysis for the site has been prepared by Allen Consulting Engineers and has been submitted for city staff review. The required amount of NAOS is approximately 30% as indicated on those plans.



- Vegetation/Site Features. A majority of the plant concentrations, especially the trees, very predictably follow the existing wash corridor. A native plant inventory of the site has been performed and submitted with this application. The most significant natural feature present on the site is the local wash.
- Hydrology Analysis. Allen Consulting Engineers has prepared an analysis of the site hydrology. Their analysis and subsequent plans have been submitted with this application.
- Archaeology Survey. A preliminary archaeological survey and report has been prepared for the site and has been submitted under separate cover.

PRELIMINARY PLAT REQUEST.

This application represents the proposed request for a preliminary plat and amended development standards. The applicant has developed a site plan for the site that accommodates 12 custom home sites averaging 42,000 square feet in area. The minimum lot area is approximately 35,000 square feet while the largest lot shown is approximately 60,000 square feet. The lots have been oriented around the main wash that runs adjacent to 124th Street. This provides a significant open space buffer between the future homes and the traffic and noise that is present on 124th Street. Over 30% of the site will be set aside as natural area open space [NAOS].

Access to the site is provided from Gail Road which eliminates any need for a new intersection or driveways on 124th Street. An emergency access connection is provided at the south end of the proposed cul-de-sac connecting to the future extension of Saguaro Road.

AMENDED DEVELOPMENT STANDARDS.

Amended Development Standards [ADS] are proposed with this application with the primary objective of preserving the existing wash on the site. Benefits of the ADS include:

1. Preservation of existing wash and associated vegetation
2. Preservation of a majority of existing large vegetation on the site
3. Provision of NAOS buffer and setback adjacent to Desert Hills neighborhood where no setback was previously provided in Desert Hills by their builder / developer
4. Realignment of project road to focus away from existing home north of Gail Road
5. Provision of Scenic Setback [minimum of 40-feet] adjacent to 124th Street
6. Eliminate potential through traffic into existing neighborhood from future development to the south and Shea Boulevard.
7. Additional height restrictions are being proposed by the applicant [see below].

Specific amendments to the R1-43 development standards are summarized below:



AMENDED DEVELOPMENT STANDARDS SUMMARY TABLE.

| Development Standard | Existing Requirement | Proposed Requirement | Reduction [Percentage] |
|---------------------------|----------------------|----------------------|------------------------|
| - Minimum Lot Size [s.f.] | 43,000 | 35,000 | 18.6% |
| - Minimum Lot Width | 150' | 130' | 13.3% |
| - Minimum Front Yard | 40' | 30' | 25.0% |
| - Minimum Rear Yard | 35' | 35' | No Change |
| - Minimum Side Yard | 20' | 15' | 25.0% |

Even with the proposed minimum lot size adjustment, the average lot size is still 42,000 square feet. *NO ADDITIONAL DENSITY IS ACHIEVED WITH THE AMENDED DEVELOPMENT STANDARDS.*

OTHER FEATURES.

Design Guidelines and C. C. & R.'s. Community design guidelines and C. C. & R.'s will be developed for Sienna Hills and will be adopted with the approval of the final plat.

Height Restrictions. The proposed community design guidelines and C. C. & R.'s will include developer imposed height restrictions that limit the maximum height of any home to a maximum of twenty-four [24] feet above the highest natural elevation found within each individual home footprint. This is more restrictive than the current height restrictions required in the ESL ordinance [26-feet from natural grade].

Landscape, Revegetation and Landscape Lighting. This site will feature a significant amount of undisturbed natural landscape [NAOS]. NAOS areas disturbed during construction of roads and/or other utilities will be revegetated pursuant to the ESL ordinance.

Project Wall. Due to the fact that this project is a custom home subdivision, each home site will feature an individual, site specific home design. Therefore, a traditional perimeter project wall is not proposed. However, in the interest of quality and continuity, the applicant is proposing a project wall that will be built along the edge of the development envelope on each lot. The wall is intended be neutral in color and character to blend in with the surroundings and not compete with the design of the homes. The wall may be built on a lot-by-lot basis by the individual home builder or perhaps all at one time by the developer. See supplemental exhibit for more information on the conceptual location and style of the wall.

NEIGHBORHOOD CONTACT & INPUT.

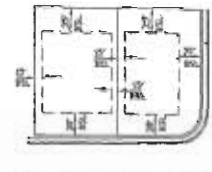
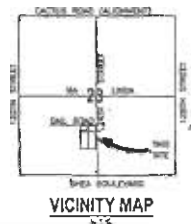
The applicant and planning team made a presentation to the North East Shea Property Owner's Association [NESPOA] at their regular monthly board meeting in December 2003. No significant points of concern were presented by the board or the residents in attendance. Several of the residents that live immediately to the west and north of the Sienna Hills development were in attendance at this meeting. Overall, the board and local resident attendees were appreciative of the plan and the setbacks and natural areas provided.

Any other communications between the applicant and neighbors or local associations will be communicated to the city planning staff.



SIENNA HILLS

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23,
TOWNSHIP 3 NORTH, RANGE 5 EAST, G.&S.R.B.&M.,



TYPICAL B.S.L. PLAN

SITE DATA:

13.8625 AC. GROSS
12.4785 AC. NET

ZONING:

EXISTING R1-43 CD.
PROPOSED R1-43 CD.

DENSITY:

6.8888 UNITS/ACRE

LEGEND

- PROPERTY CORNER
- SEWER MANHOLE
- WATER VALVE
- BRASS CAP
/>
- FIRE HYDRANT
- WATER SERVICE
- POWER POLE
- GUY WIRE
- P.V.H. TREE
- RELIEF JOINT BOX
- CABLE TV
- ELECTRICAL PULL BOX

CONTRACTOR

WALKER/LORD HOLDINGS, INC.
11811 N. GAYLARD BLVD. SUITE 1005
PHOENIX, ARIZONA 85028
PHONE: (480) 527-8797
FAX: (480) 567-0294

BENCHMARK

BRASS CAP TO HYDRANT @ THE
INTERSECTION OF 124TH STREET &
SHEA BLVD. (E.O.S. 48 DATUM)
ELEVATION 1543.07

SIENNA HILLS CALCULATION

11.8625 AC. GROSS
12.4785 AC. NET
MINIMUM LOT AREA = 35,000 S.F.



TYPICAL INTERIOR STREET SECTION (40' ROW)

503-PA-03

ALLEN CONSULTING ENGINEERS, INC.

SIENNA HILLS
GAIL RD. & 124TH ST.
SITE PLAN

2500 N. THUNDERBOLT CIRCLE #400
MESA, ARIZONA 85215
PHONE (480) 944-1000
FAX (480) 944-9400
E-MAIL: info@allenconsulting.com

SLOPE ANALYSIS-DESERT LAND FORM

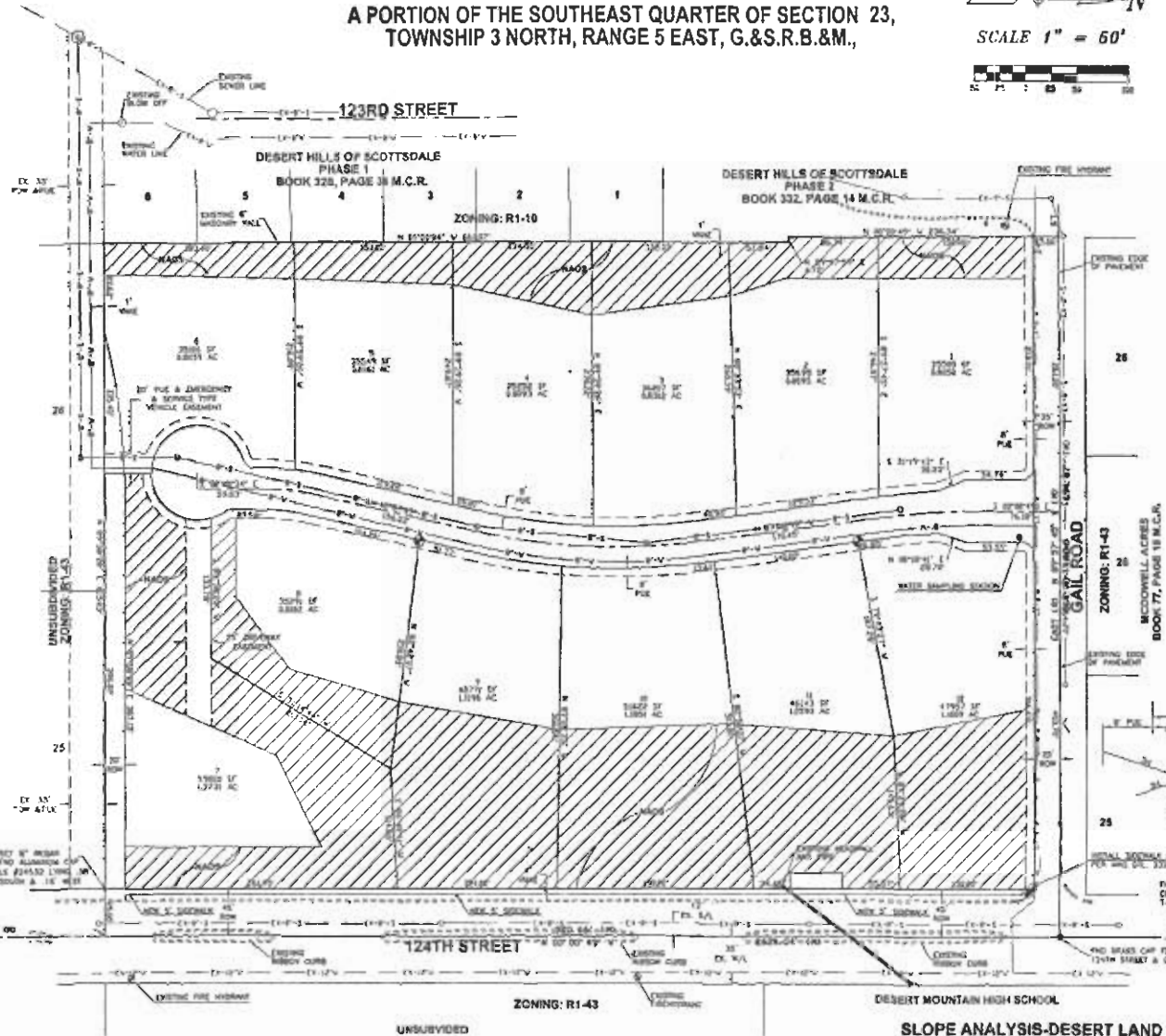
CLASSIFICATION: UPPER DESERT

| MINIMUM GRADE (%) | MINIMUM AREA (%) | MINIMUM AREA (%) | MINIMUM AREA (%) |
|-------------------|------------------|------------------|------------------|
| 0.000 - 0.009 | 24.7 | 25 | 10.0 |
| 0.009 - 0.019 | 14.0 | 25 | 10.0 |
| 0.019 - 0.029 | 13.9 | 25 | 10.0 |
| 0.029 - 0.039 | 13.9 | 25 | 10.0 |
| 0.039 - 0.049 | 13.9 | 25 | 10.0 |
| 0.049 - 0.059 | 13.9 | 25 | 10.0 |
| 0.059 - 0.069 | 13.9 | 25 | 10.0 |
| 0.069 - 0.079 | 13.9 | 25 | 10.0 |
| 0.079 - 0.089 | 13.9 | 25 | 10.0 |
| 0.089 - 0.099 | 13.9 | 25 | 10.0 |
| 0.099 - 0.109 | 13.9 | 25 | 10.0 |
| 0.109 - 0.119 | 13.9 | 25 | 10.0 |
| 0.119 - 0.129 | 13.9 | 25 | 10.0 |
| 0.129 - 0.139 | 13.9 | 25 | 10.0 |
| 0.139 - 0.149 | 13.9 | 25 | 10.0 |
| 0.149 - 0.159 | 13.9 | 25 | 10.0 |
| 0.159 - 0.169 | 13.9 | 25 | 10.0 |
| 0.169 - 0.179 | 13.9 | 25 | 10.0 |
| 0.179 - 0.189 | 13.9 | 25 | 10.0 |
| 0.189 - 0.199 | 13.9 | 25 | 10.0 |
| 0.199 - 0.209 | 13.9 | 25 | 10.0 |
| 0.209 - 0.219 | 13.9 | 25 | 10.0 |
| 0.219 - 0.229 | 13.9 | 25 | 10.0 |
| 0.229 - 0.239 | 13.9 | 25 | 10.0 |
| 0.239 - 0.249 | 13.9 | 25 | 10.0 |
| 0.249 - 0.259 | 13.9 | 25 | 10.0 |
| 0.259 - 0.269 | 13.9 | 25 | 10.0 |
| 0.269 - 0.279 | 13.9 | 25 | 10.0 |
| 0.279 - 0.289 | 13.9 | 25 | 10.0 |
| 0.289 - 0.299 | 13.9 | 25 | 10.0 |
| 0.299 - 0.309 | 13.9 | 25 | 10.0 |
| 0.309 - 0.319 | 13.9 | 25 | 10.0 |
| 0.319 - 0.329 | 13.9 | 25 | 10.0 |
| 0.329 - 0.339 | 13.9 | 25 | 10.0 |
| 0.339 - 0.349 | 13.9 | 25 | 10.0 |
| 0.349 - 0.359 | 13.9 | 25 | 10.0 |
| 0.359 - 0.369 | 13.9 | 25 | 10.0 |
| 0.369 - 0.379 | 13.9 | 25 | 10.0 |
| 0.379 - 0.389 | 13.9 | 25 | 10.0 |
| 0.389 - 0.399 | 13.9 | 25 | 10.0 |
| 0.399 - 0.409 | 13.9 | 25 | 10.0 |
| 0.409 - 0.419 | 13.9 | 25 | 10.0 |
| 0.419 - 0.429 | 13.9 | 25 | 10.0 |
| 0.429 - 0.439 | 13.9 | 25 | 10.0 |
| 0.439 - 0.449 | 13.9 | 25 | 10.0 |
| 0.449 - 0.459 | 13.9 | 25 | 10.0 |
| 0.459 - 0.469 | 13.9 | 25 | 10.0 |
| 0.469 - 0.479 | 13.9 | 25 | 10.0 |
| 0.479 - 0.489 | 13.9 | 25 | 10.0 |
| 0.489 - 0.499 | 13.9 | 25 | 10.0 |
| 0.499 - 0.509 | 13.9 | 25 | 10.0 |
| 0.509 - 0.519 | 13.9 | 25 | 10.0 |
| 0.519 - 0.529 | 13.9 | 25 | 10.0 |
| 0.529 - 0.539 | 13.9 | 25 | 10.0 |
| 0.539 - 0.549 | 13.9 | 25 | 10.0 |
| 0.549 - 0.559 | 13.9 | 25 | 10.0 |
| 0.559 - 0.569 | 13.9 | 25 | 10.0 |
| 0.569 - 0.579 | 13.9 | 25 | 10.0 |
| 0.579 - 0.589 | 13.9 | 25 | 10.0 |
| 0.589 - 0.599 | 13.9 | 25 | 10.0 |
| 0.599 - 0.609 | 13.9 | 25 | 10.0 |
| 0.609 - 0.619 | 13.9 | 25 | 10.0 |
| 0.619 - 0.629 | 13.9 | 25 | 10.0 |
| 0.629 - 0.639 | 13.9 | 25 | 10.0 |
| 0.639 - 0.649 | 13.9 | 25 | 10.0 |
| 0.649 - 0.659 | 13.9 | 25 | 10.0 |
| 0.659 - 0.669 | 13.9 | 25 | 10.0 |
| 0.669 - 0.679 | 13.9 | 25 | 10.0 |
| 0.679 - 0.689 | 13.9 | 25 | 10.0 |
| 0.689 - 0.699 | 13.9 | 25 | 10.0 |
| 0.699 - 0.709 | 13.9 | 25 | 10.0 |
| 0.709 - 0.719 | 13.9 | 25 | 10.0 |
| 0.719 - 0.729 | 13.9 | 25 | 10.0 |
| 0.729 - 0.739 | 13.9 | 25 | 10.0 |
| 0.739 - 0.749 | 13.9 | 25 | 10.0 |
| 0.749 - 0.759 | 13.9 | 25 | 10.0 |
| 0.759 - 0.769 | 13.9 | 25 | 10.0 |
| 0.769 - 0.779 | 13.9 | 25 | 10.0 |
| 0.779 - 0.789 | 13.9 | 25 | 10.0 |
| 0.789 - 0.799 | 13.9 | 25 | 10.0 |
| 0.799 - 0.809 | 13.9 | 25 | 10.0 |
| 0.809 - 0.819 | 13.9 | 25 | 10.0 |
| 0.819 - 0.829 | 13.9 | 25 | 10.0 |
| 0.829 - 0.839 | 13.9 | 25 | 10.0 |
| 0.839 - 0.849 | 13.9 | 25 | 10.0 |
| 0.849 - 0.859 | 13.9 | 25 | 10.0 |
| 0.859 - 0.869 | 13.9 | 25 | 10.0 |
| 0.869 - 0.879 | 13.9 | 25 | 10.0 |
| 0.879 - 0.889 | 13.9 | 25 | 10.0 |
| 0.889 - 0.899 | 13.9 | 25 | 10.0 |
| 0.899 - 0.909 | 13.9 | 25 | 10.0 |
| 0.909 - 0.919 | 13.9 | 25 | 10.0 |
| 0.919 - 0.929 | 13.9 | 25 | 10.0 |
| 0.929 - 0.939 | 13.9 | 25 | 10.0 |
| 0.939 - 0.949 | 13.9 | 25 | 10.0 |
| 0.949 - 0.959 | 13.9 | 25 | 10.0 |
| 0.959 - 0.969 | 13.9 | 25 | 10.0 |
| 0.969 - 0.979 | 13.9 | 25 | 10.0 |
| 0.979 - 0.989 | 13.9 | 25 | 10.0 |
| 0.989 - 0.999 | 13.9 | 25 | 10.0 |
| 1.000 - 1.009 | 13.9 | 25 | 10.0 |

NET AREA: 12.4785 AC.
GROSS AREA: 13.8625 AC.
MINIMUM LOT AREA: 35,000 S.F.

66234' RD.

PROPOSED BRASS CAP IN
MANHOLE
3' DIA. CON. SEC. 10
1-3-04, E-5-C



UNSUBSIDIZED

ZONING: R1-43

DESERT MOUNTAIN HIGH SCHOOL



Q.S. 29-57

263-1100
1-800-STAKE-IT

503-PA-03

ALLEN CONSULTING ENGINEERS, INC.

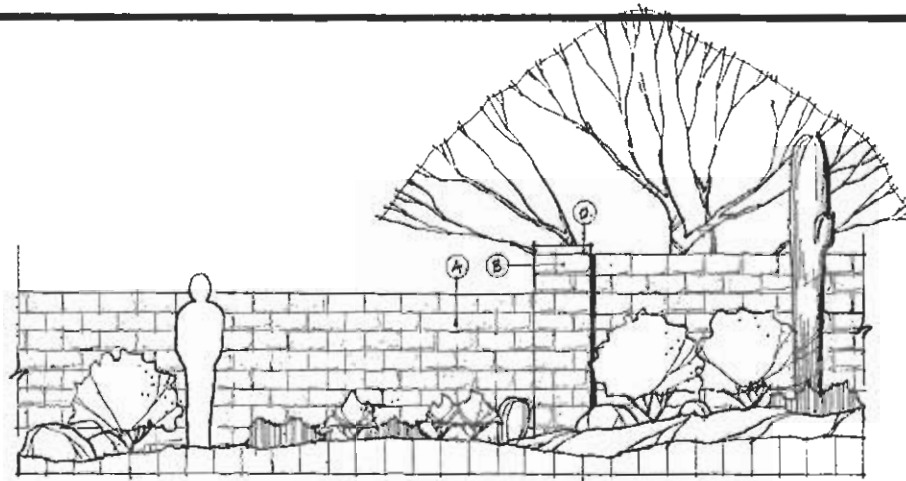
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FAX (480) 944-9400
E-MAIL: info@allenconsulting.com

SIENNA HILLS
GAIL RD. & 124TH ST.
SITE PLAN

FOR REVIEW: []
FOR APPROVAL: []
DATE: []

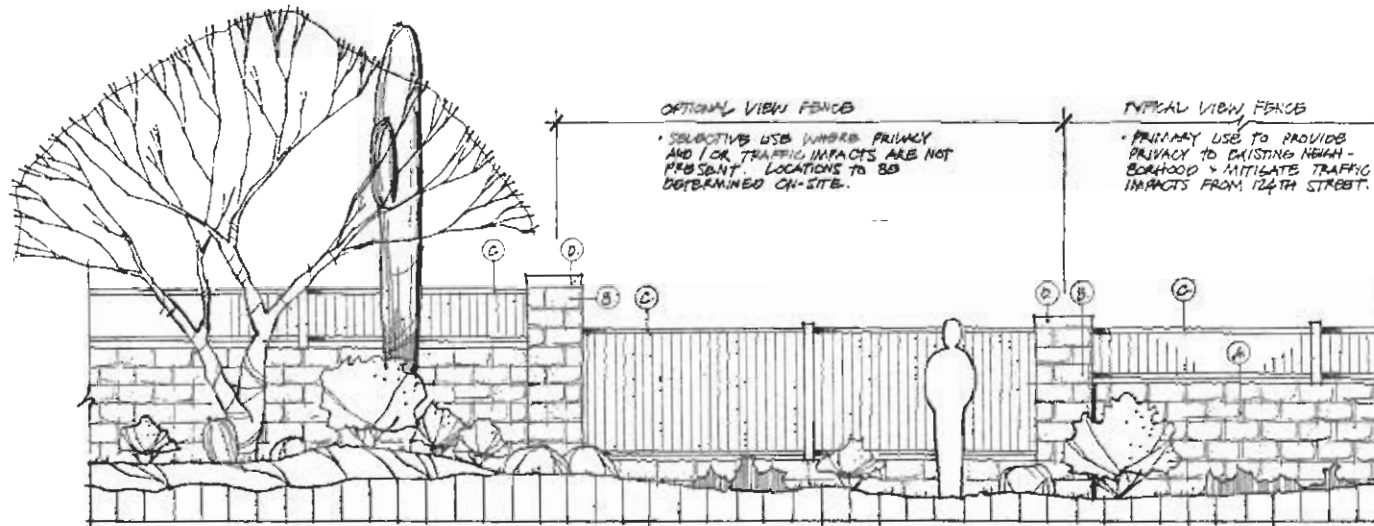
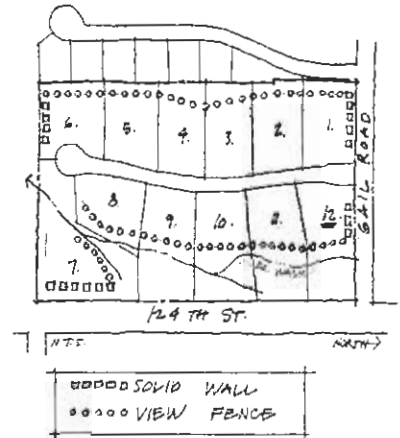
Materials Key:

- (A) SPLIT-FACE CONC. BLOCK WALL
± 6' HGT. - PAINTED
- (B) SPLIT-FACE CONC. BLOCK PILASTER
24" SQ. - PAINTED
- (C) WROUGHT IRON FENCE ± 6' HGT.
PAINTED TO MATCH WALL
- (D) CAP BLOCK - PAINTED TO MATCH WALL
- FINAL DESIGN OF WALLS TO MEET ALL
APPLICABLE AGENCY POOL CODES.
- FINAL WALL HGT'S VARY W/ TERRAIN.
- PAINT: RENN-EDWARDS "TUMBLE WEED"
P.B. 1057 (L.R.V. = 23)



- WALL ELEVATION -

Key Map



- VIEW FENCE ELEVATION -

Conceptual Walls Plan for:

Sienna Hills

Scottsdale, Arizona

Prepared for: Walker / Long Holdings, Inc.
11811 N. Tatum Boulevard, #1083
Phoenix, AZ 85028
(480) 657-8757

Prepared by: Tondow Design Associates, PC
7910 E. McDowell Drive, Suite II,
Scottsdale, AZ 85250
(480) 607-5089

Date: 01/05/04 TDA Job No.: 2003-13

Scale: